

Item No. 19**SCHEDULE C**

APPLICATION NUMBER	MB/09/00262/FULL
LOCATION	GOTHIC MEDE LOWER SCHOOL, HIGH STREET, ARLESEY, SG15 6SL
PROPOSAL	FULL: RETRACTABLE POOL ENCLOSURE FOR EXISTING OUTDOOR SWIMMING POOL.
PARISH	Arlesey
CASE OFFICER	Kate Phillips
DATE REGISTERED	24 February 2009
EXPIRY DATE	21 April 2009
APPLICANT	Dunstable Pools
REASON FOR COMMITTEE TO DETERMINE	THE LAND IS OWNED BY CENTRAL BEDFORDSHIRE COUNCIL.
RECOMMENDED DECISION	FULL CONDITIONAL APPROVAL

Site Location:

The application site is Gothic Mede Lower School in Arlesey. The site comprises of various school-related buildings on the east side of the High Street. The school's swimming pool (the subject of this application) is located within the centre of the site surrounded by buildings and the school's playground. It is not visible from outside the school's site.

The surrounding area is mostly residential in character apart from the school-related buildings and the adjacent village hall and health centre. To the east are playing fields.

The Application:

This application seeks permission for a retractable pool enclosure for the existing outdoor swimming pool.

RELEVANT POLICIES:**National Policies (PPG + PPS)**

PPS 1 Delivering Sustainable Development (2005)

Regional Spatial Strategy

East of England Plan (May 2008)

Milton Keynes and South Midlands Sub-Regional Strategy (March 2005)

Bedfordshire Structure Plan 2011

Not applicable

Mid Bedfordshire Local Plan First Review 2005

DPS6 – Criteria fo Extensions

Supplementary Planning Guidance

Not applicable

Planning History

MB/03/00968/CC	County Council: Extension to provide new classroom and office - No objection to County Matter
MB/98/00543/CC	COUNTY COUNCIL: CONTINUED SITING OF SINGLE TEMPORARY CLASSROOM
MB/95/00499/CC	FULL: TEMPORARY CLASSROOM. - No objection
MB/89/01746/FA	FULL: STORAGE SHED FOR PLAYGROUP - Full Conditional Approval
MB/83/0328A/CC	COUNTY COUNCIL: EXTENSIONS TO EXISTING SCHOOL AND COMMUNITY CENTRE - No objection
MB/83/00328/CC	COUNTY COUNCIL: RESITING OF DOUBLE CLASSROOM UNIT WITH TOILETS AND ERECTION OF DOUBLE CLASSROOM UNIT - No objection
MB/77/01155/CC	COUNTY COUNCIL: ERECTION OF TWO DOUBLE ELLIOTT TEMPORARY CLASSROOMS - No objection

Representations: (Parish & Neighbours)

Arlesey TC No objection

Consultations/Publicity responses:

Site notice posted 2.3.09

Determining Issues

The main considerations of the application are;

1. The effect on the character and appearance of the surrounding area
2. The impact on the residential amenity of neighbouring properties
3. Any other implications of the proposal

Considerations

1. Effect on the character and appearance of the area

Although the retractable pool enclosure would be no higher than the adjacent buildings, it would be higher than the adjacent timber fence. However, given the location of the swimming pool within the school grounds and the fact that it is not visible from outside the school's site it is not considered that the erection of the retractable pool enclosure would detrimentally impact upon the character and appearance of the surrounding area. Furthermore, it is considered that a proper cover would be an improvement on the current situation whereby the pool is covered with a plastic sheet. The proposal is therefore considered to be in accordance with Policy DPS6 of the Mid Bedfordshire Local Plan First Review 2005.

2. Impact on the residential amenity of neighbouring properties

The location of the swimming pool is in the centre of the school's grounds, mostly surrounded by buildings. All nearby residential dwellings are adequately removed so as not to be affected by the proposal.

3. Any other implications

There are no further considerations to this application.

Reasons for Granting

The proposal to erect a retractable pool enclosure for the existing outdoor swimming pool would have no detrimental impact upon the character and appearance of the surrounding area or the residential amenity of any nearby properties. The scheme therefore, by reason of its site, design and location, is in conformity with Planning Policy Statement 1 (2005), East of England Plan (May 2008), Milton Keynes and South Midlands Sub-Regional Strategy (March 2005) and Policy DPS6 of the Mid Bedfordshire Local Plan First Review (2005).

RECOMMENDATION

APPROVE Planning Permission for the application set out above subject to the following condition(s):

- 1 DG01 The development hereby approved shall be commenced within three years of the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 which is designed to ensure that a planning permission does not continue in existence indefinitely if the development to which it relates is not carried out.

- 2 U The materials to be used for the development hereby approved

shall be as detailed in the application, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect the visual amenities of the general area.

DECISION

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